

Executive Summary

Introduction

The United States (U.S.) General Services Administration (GSA), as Lead Agency, with the Federal Bureau of Investigation (FBI), the National Capital Planning Commission (NCPC), and the National Park Service (NPS) as cooperating agencies, prepared this Draft Environmental Impact Statement (Draft EIS) to guide the evaluation of alternatives for a new, permanent location for a proposed consolidated FBI Headquarters (HQ).

The FBI has occupied the J. Edgar Hoover (JEH) building, located at 935 Pennsylvania Avenue NW, Washington, D.C., since its completion in 1974. However, since 1974, the mission and operations of the FBI have expanded such that numerous other leased facilities in the National Capital Region (NCR) are required to fulfill its HQ functions.

The mission of GSA is to deliver the best value in real estate, acquisition, and technology services to government and the American people. Given that the FBI does not have any general authority to acquire real property in the United States, the FBI has requested that GSA exercise its authority to acquire property in order to address FBI's need for a consolidated HQ that efficiently and effectively supports the agency's current and future mission, workforce, security, and operational requirements.

The NCPC is the Federal government's planning agency for the National Capital Region. NCPC's work is centered on comprehensive planning, Federal capital improvements, the review and approval of Federal plans and Projects, and special Initiatives. NCPC also coordinates the planning efforts of Federal agencies that construct and renovate facilities within the National Capital Region; represents the Federal government on a number of local and regional planning boards; and encourages public participation in all aspects of the agency's work.

The NPS preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. This include parks throughout the United States as well as public spaces in the NCR.

Description of the Proposed Action and Alternatives

Proposed Action

This project would leverage the value of the JEH parcel and exchange it for a new complex that can accommodate the FBI's entire HQ operations in one location. This new complex would be built by an exchange partner chosen by GSA and FBI on one of three short-listed sites that are closely examined in this Draft EIS, as shown in figure ES-1. The three short-listed sites are:

- **Greenbelt:** This site is known as the Greenbelt Metro Station and is located near the intersection of Interstate I-495 and the Greenbelt Metrorail Station (exit 24) in Prince George's County, Maryland.
- **Landover:** This site is known as the former Landover Mall and is located along Brightseat Road near the intersection of I-495 and Landover Road (exit 17) in Prince George's County, Maryland.
- **Springfield:** This site is known as the GSA Franconia warehouse complex (GSA warehouse complex) and is located along Loisdale Road just south of the Franconia-Springfield Parkway overpass and east of I-95 in Fairfax County, Virginia.

Figure ES- 1: Regional Site Map

